

Notice of Application



CITY OF
ISSAQUAH
WASHINGTON

Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100 DSD@issaquahwa.gov

Project Name: Gateway Senior Housing

Application: October 30, 2015

Application Complete: November 2, 2015

Notice of Application: November 13, 2015

Notice of Application Public Comment Period:

November 13, 2015 – December 7, 2015

(See Public Comment below for more information)

PROJECT INFORMATION

File Number(s): SDP15-00005

Project Description: New construction of a 146-unit senior apartment building on 6.09 acres. The site includes approximately 1.8 acres of creek and wetland buffers, reducing the developable area to 4.29 acres. The project includes a community garden, dog run and outdoor seating area for the residents. Indoor amenities include a swimming pool, common living room, salon, exercise room, theater and art room. A total of 78 surface parking and 32 garage parking will be provided. (See Attachment A, Site Plan)

Project Location: 2450 Newport Way NW and contiguous vacant lot north (See Attachment B, Vicinity Map)

Gross Area of Project Site in Acres: 6.09 **Sq. Ft.:** 265,2890 s.f.

Applicant: Derrick Overbay, VIA Architecture
1806 7th Avenue, Ste. 800, Seattle, WA 98101
Phone: 206-489-1406; Email: doverbay@via-architecture.com

Decision Maker: Development Commission – Level 3 review

Required City Permits: Site Development Permit

Required City Permits, Not Part of this Application: Building Permit, Site Work Permit, Landscape Permit

Required Studies: Technical Information Report (TIR); Critical Areas Study and Conceptual Mitigation Plan; Archeological and Historic Resource Report; Traffic Study

REGULATORY INFORMATION

Zoning: VR, Village Residential

Comprehensive Plan Designation: Multi-family Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency: Central Issaquah Development and Design Standards, Issaquah Land Use Code (IMC 18), Central Issaquah Plan, Comprehensive Plan (Online at: issaquahwa.gov/codes_and_plans)

PUBLIC COMMENT

The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered, prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

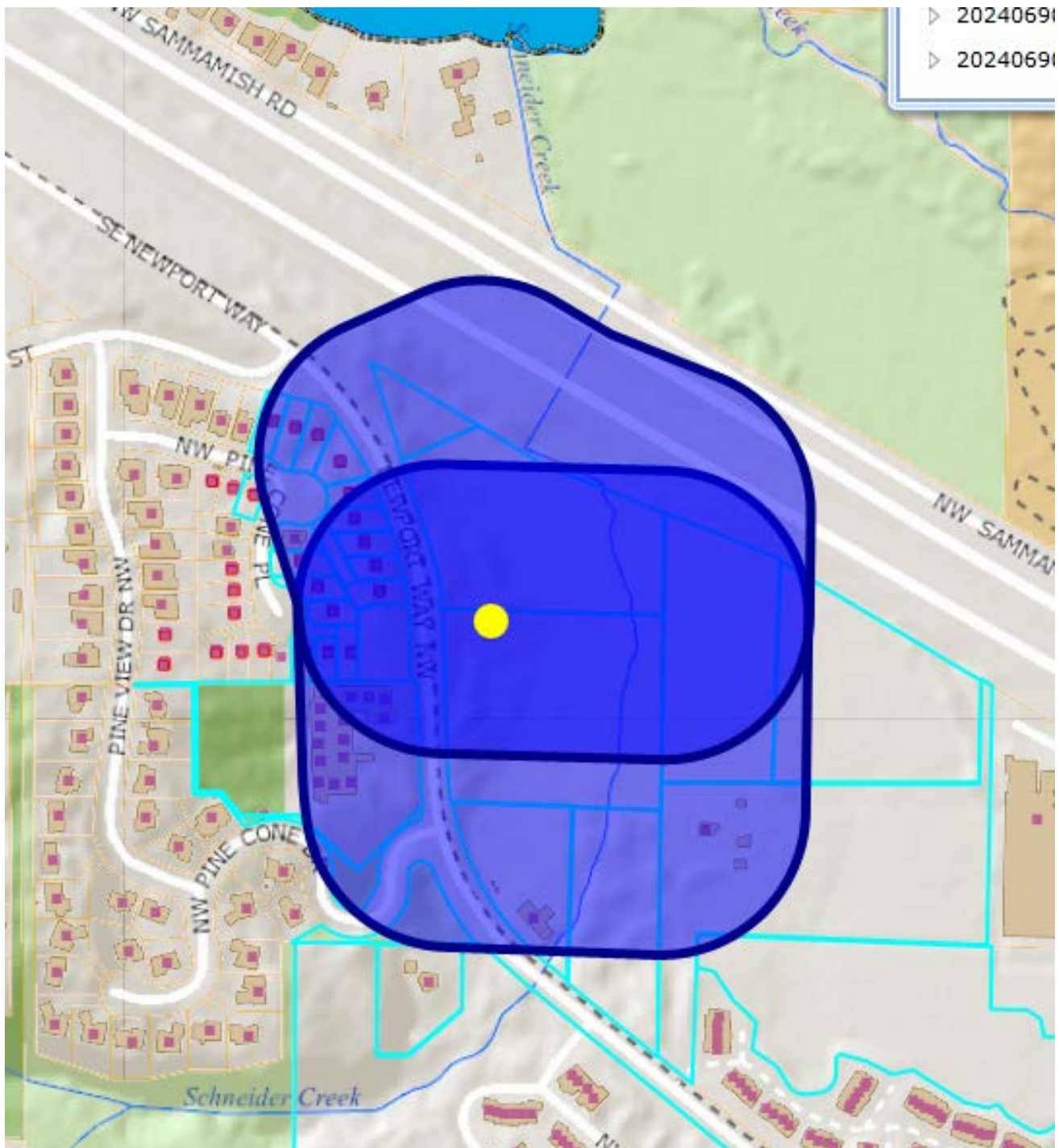
SEPA: Washington State Environmental Policy Act

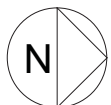
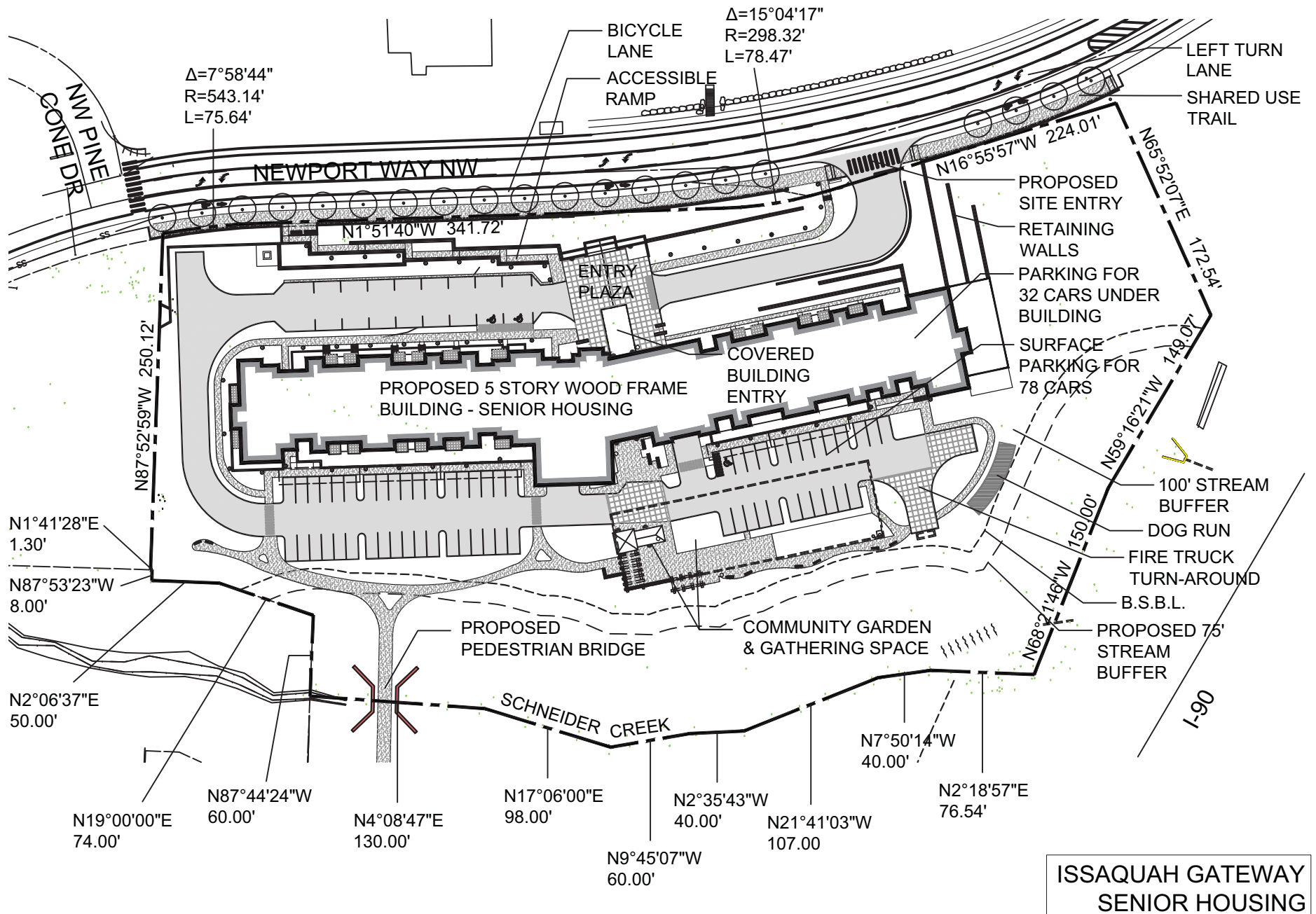
CITY CONTACT INFORMATION

Project Planner: Amy Tarce, Senior Planner
Phone Number: 425-837-3097
E-Mail: amyt@issaquahwa.gov

Development Services Department:
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov

This map shows the properties within a 300 feet radius of the project site's property lines that were sent the Notice of Application for the Gateway Senior Housing, SDP15-00005.





SITE PLAN

1" = 100'-0"

0 25' 50' 100' 200'

ATTACHMENT B, VICINITY MAP

NOTICE OF APPLICATION FOR GATEWAY SENIOR HOUSING, FILE NO. SDP15-00005

